

Arding & Hobbs

10 St John's Rd, London, SW11 1PN



Location



Closest stations

Clapham Junction - 2 mins



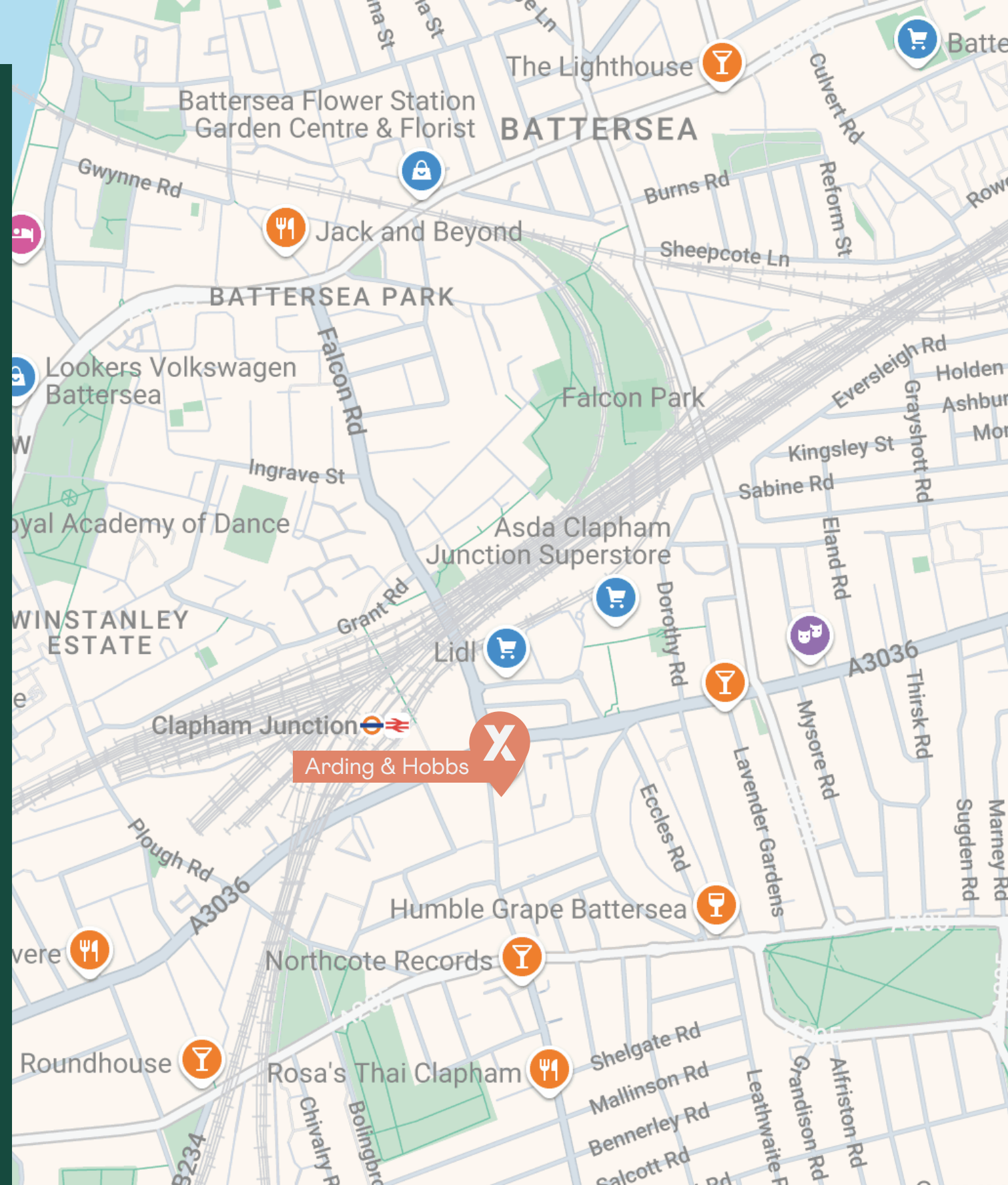
Food and Drink

Botanica Hall - 1 min



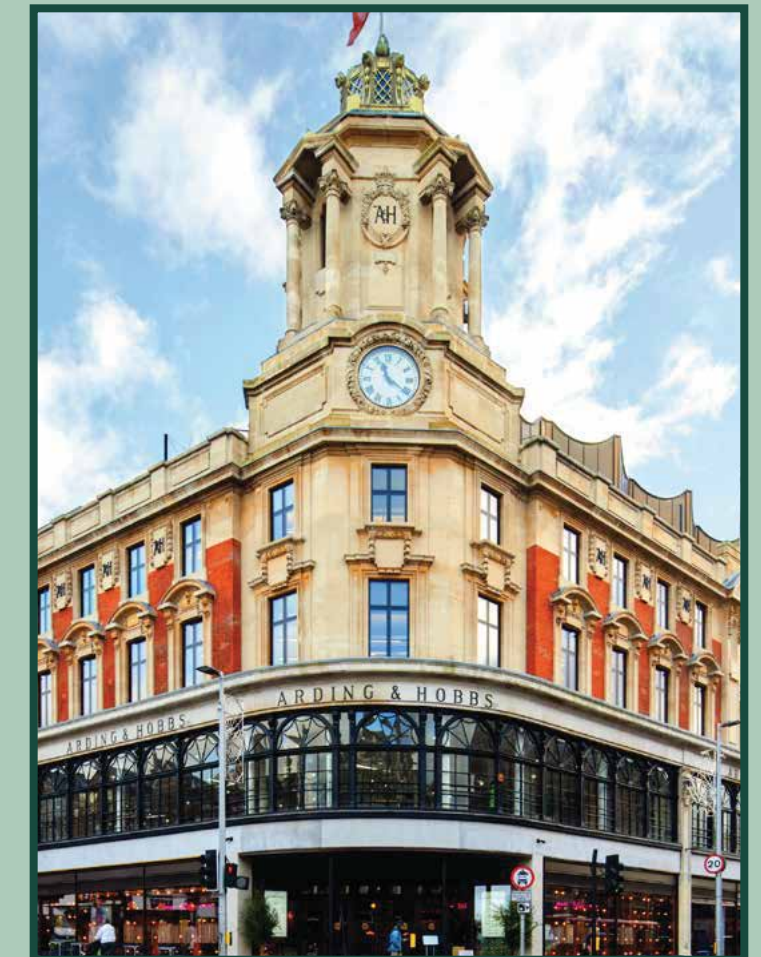
Hotspots

Third Space Gym - 1 min




x+why is bringing its unique blend of cutting-edge design, hospitality and community-focused ethos to one of London's most vibrant and connected neighbourhoods.

The new site offers a perfect blend of historical charm and modern amenities, providing individuals and businesses of all sizes with the flexibility they need to thrive in hybrid working environments. Welcome to the future of work and hospitality at x+why Arding and Hobbs.




Building Amenities







Mood-balanced lighting and sound




Reception services




Superfast fibre connectivity



Ergonomic furniture




Stylish & functional communal kitchens




Meetings and event spaces




Phone booths




x+why app and community portal




Stocked showers and changing rooms




Secure bike storage




Printing and other bureau facilities



Maintenance and cleaning



Facilities management



Furnished outdoor terrace

Highlights

BREEAM Rated
Excellent

- A range of meeting rooms - up to 10 people
- Event space - up to 150 people
- A range of catering packages available
- Social & networking events calendar
- Access to our Why B programme
- Biophilic design and natural light
- Dedicated wellness programme
- Well-behaved dogs welcome



THE
ARDING
ROOMS

Meet | Work | Relax

Members' Clubspace

Nestled in the heart of Clapham Junction, The Arding Rooms is a private members' club designed for those who appreciate great company, curated experiences and a place to call their own. Whether you are looking for a vibrant space to unwind or a community of like-minded individuals, we bring together the best of Clapham's social scene.



Lounge & Bar



Local & Sustainable
Suppliers



Breakout Space



Meeting Rooms
& Boardroom



Events Space



Events Programme



Outdoor Terrace



Vibrant Community



Memberships

Enterprise Suite

From 30 desks upwards

A self-contained larger office space with your own kitchen and meeting room, with access to our amazing central amenities within the building. These spaces can be designed and configured to your requirements.

- + Private break-out area, meeting room & phone booths
- + Access to additional meeting rooms & phone booths in communal areas
- + Design your space to fit your brand
- + Access pass allowing 24h access 7 days a week
- + The ability to register as your business address
- + Complimentary Pact coffee & a selection of teas
- + Complimentary fruit, plus ethically stocked Honesty Bar
- + Complimentary monthly member 'Better Breakfast' networking
- + Complimentary monthly 'Drinks & Links' event
- + Access to kitchen facilities (filtered water, fridge, microwave)
- + Regular purpose programmes and events including Mission Lit and WhyB
- + Secure bike storage
- + Access to meeting room discount bundles

Private Office

From 2 to 30 desks

Your own secure office, within a beautiful x+why environment. Spaces to create your best work together with high ceilings, generous desk spaces, break-out areas, as well as access to all the shared amenities. All private offices have floor to ceiling windows and access to break-out areas, tea-making facilities, as well as a shared kitchen.

- + Access pass allowing 24h access 7 days a week
- + The ability to register as your business address
- + Complimentary Pact coffee & a selection of teas
- + Complimentary fruit, plus ethically stocked Honesty Bar
- + Complimentary monthly member 'Better Breakfast' networking
- + Complimentary monthly 'Drinks & Links' event
- + Access to kitchen facilities (filtered water, fridge, microwave)
- + Regular purpose programmes and events including Mission Lit and WhyB
- + Secure bike storage
- + Access to meeting room discount bundles

Memberships

Dedicated Desk

Come in at any time, grab a coffee, and retreat to your own dedicated workstation with lots of light and greenery. Feel free to leave your belongings in your own lockable pedestal and make the most of all the shared facilities.

- + Access pass allowing 24h access 7 days a week
- + The ability to register as your business address
- + Storage/lockable pedestal
- + Complimentary Pact coffee and a selection of teas
- + Complimentary fruit, plus ethically stocked Honesty Bar
- + Complimentary monthly member ‘Better Breakfast’ networking
- + Complimentary monthly ‘Drinks & Links’ event
- + Access to kitchen facilities (filtered water, fridge, microwave)
- + Regular purpose programmes and events including Mission Lit and WhyB
- + Secure bike storage
- + Access to meeting room discount bundles

Full Flex Membership

We have a range of space from quiet and intimate, to creative and collaborative, allowing you to be as sociable as you like. Enjoy access to all our co-working facilities, with the flexibility to pick a new spot to work from each day.

- + Access pass allowing 24h access 7 days a week
- + Complimentary Pact coffee & a selection of teas
- + Complimentary fruit, plus ethically stocked Honesty Bar
- + Complimentary monthly member ‘Better Breakfast’ networking
- + Complimentary monthly ‘Drinks & Links’ event
- + Access to kitchen facilities (filtered water, fridge, microwave)
- + Regular purpose programmes and events including Mission Lit and WhyB
- + Secure bike storage
- + Access to meeting room discount bundles

Currently unavailable at this location

Flex 10

Come in at any time between 9am and 6pm and enjoy any 10 days a month access to all our co-working facilities.

- + Complimentary Pact coffee & a selection of teas
- + Complimentary fruit, plus ethically stocked Honesty Bar
- + Complimentary monthly member ‘Better Breakfast’ networking
- + Complimentary monthly ‘Drinks & Links’ event
- + Access to kitchen facilities (filtered water, fridge, microwave)
- + Secure bike storage
- + Access to meeting room discount bundles

Currently unavailable at this location

Day Pass

Available between 9am and 6pm, get access to all our co-working facilities for the day.

- + Complimentary Pact coffee & a selection of teas
- + Complimentary fruit, plus ethically stocked Honesty Bar
- + Access to kitchen facilities (filtered water, fridge, microwave)
- + Regular purpose programmes and events including Mission Lit and WhyB
- + Secure bike storage

Meetings and Events

A range of flexible event spaces across all our site, available to hire and tailor for your personal or professional needs. We understand that one of the most important aspects of any meeting is the environment. Don't make your team put up with a dark and dull room. All our x+why meeting spaces are purpose-built, with vibrant design, natural light, plenty of green plants, and integrated tech.

Rooms available for 1 – 10 people

- + Whiteboards
- + LED Media Screen and HDMI cable
- + Filtered water, unlimited tea and coffee
- + Shared networking lounges
- + Catering arrangements upon request

Standard catering package includes

- + Arrival tea/coffee/pastry & fruit platter
- + Mid-morning tea/coffee and snacks
- + Sandwich & salad grazing platter lunch
- + Mid-afternoon tea/coffee/mini cakes
- + Filtered water



Organising an event?

Arding & Hobbs events space can accommodate up to 150 people. Options for food and drink can be catered on-site or brought in. We have a range of beautiful spaces to suit professional engagements and events that can be flexed to your requirements. Whether you are looking for an intimate workshop setting, large professional conference, or relaxed cocktail party, our dedicated teams have the experience and passion to ensure a memorable occasion for your guests.

Events package can include:

- + Stylishly designed space
- + Ergonomic furniture and stylishly designed space
- + Superfast Wi-Fi for attendees
- + Seamless AV technology, LED Media Screen, PA system, microphone
- + Filtered and sparkling water
- + Hostess team and Event Manager (for large events)
- + Private in-house Chefs (exclusive to clubspaces)
- + Bespoke catering packages available upon request



Flexible workspace for purpose-driven businesses

We are on a mission to change the way the world works for good. To challenge the workplace sector by building and supporting a community of purpose driven organisations that believe business should be a force for good. We continually strive to unite businesses, leaders and movements, inspire them through community, collaboration, content and amplify their great work to the wider business world.

x+why's innovative green workspaces support communities of businesses, employees, and leaders who believe that business should be used as a force for good.

Each of our sites is designed with its own unique heritage and character in mind, filled with locally sourced furniture and art, and all the mod-cons you would expect.

Our members enjoy private offices, creative breakout areas, and outdoor space, as well as a shared cultural programme of events, access to meeting rooms, "Zoom Booths", events space, and more.

[Learn more about us](#)



Be part of the change

Arding & Hobbs

10 St John's Rd, London, SW11 1PN

Memberships

memberships@xandwhy.co.uk

+44 (0) 20 4581 9560

Meetings and Events

events@xandwhy.co.uk

+44 (0) 20 4581 9570

www.xandwhy.co.uk



x+why